

PROPERTY LOCATION

No	Alt No	Direction/Street/City
464	-478	MASS AVE, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	COHEN MAX R TRUSTEE		
Owner 2:	MARCO REALTY TRUST		
Owner 3:			
Street 1:	89 WINCHESTER ST		
Street 2:			
Twn/City:	BROOKLINE		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02446	Type:	

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains .328 Sq. Ft. of land mainly classified as Store with a Repair Gar. Building built about 1908, having primarily Brick Exterior and 4123 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B5	CENTRAL B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	325	Store	Prime NB Desc	COMM GD		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	0.000	175,600			175,600
Total Card	0.000	175,600			175,600
Total Parcel	0.328	1,080,700		1,014,700	2,095,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		42.59	/Parcel: 184.4

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign: VERIFICATION OF VISIT NOT DATA / /

APPRAISED:	175,600 /	2,095,400
USE VALUE:	175,600 /	2,095,400
ASSESSED:	175,600 /	2,095,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	8752
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

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GENERAL INFORMATION	
Grade:	C - Average
Year Blt:	1908
Alt LUC:	
Jurisdic	G12
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	12		
Prim Int Wal	5	- Minumul	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	12	- Concrete	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	7	- Unit Heaters	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 011.0-0003-0001.0

More: N	Total Yard Items:	Total Special Features:	Total:
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Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	35.0 %
Functional:		0.0 %
Economic:		0.0 %
Special:		0.0 %
Override:		0.0 %
	Total:	35.0 %

Basic \$ / SQ:	65.00
Size Adj.:	1.04254186
Const Adj.:	0.95781118
Adj \$ / SQ:	64.906
Other Features:	2500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270109
Depreciation:	94538
Depreciated Total:	175571

ARLINGTON CENTER AUTO BODY.	2
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1st Res Grid										Desc:				# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals		RMs:			BRs:			Baths:			HB		1		

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	64.91	
Special Features:	0	Val/Su Net:	42.59	
Final Total:	175600	Val/Su SzAd	42.59	

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,123	64.910	267,609
Net Sketched Area:		4,123	Total:	267,609
Size Ad	4123	Gross Area	4123	FinArea

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
09						
09						
23						

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Type: 39 - Repair Gar.				
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	6	
Foundation:	6 - Slab			
Frame:	2 - Steel			
Prime Wall:	7 - Brick			
Sec Wall:				%
Roof Struct:	4 - Flat			
Roof Cover:	4 - Tar & Gravel			
Color:	YELLOW			
View / Desir:				

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5	- Minimal	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	12	- Concrete	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	7	- Unit Heaters	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	35.0%

CALC SUMMARY

Basic \$ / SQ:	65.00
Size Adj.:	1.04254186
Const Adj.:	0.95781118
Adj \$ / SQ:	64.906
Other Features:	2500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270109
Depreciation:	94538
Depreciated Total:	175571

COMMENTS

ARLINGTON CENTER AUTO BODY.	4
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RESIDENTIAL GRID

1st Res Grid				Desc:								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
Other															
Upper															
Lvl 2															
Lvl 1															
Lower															
Totals															

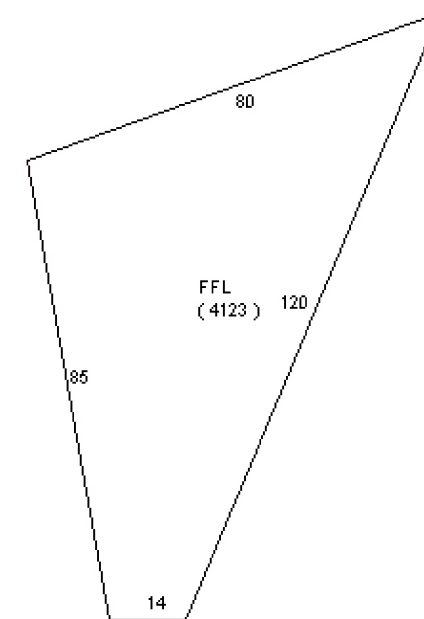
REMODELING

		Exterior:
		Interior:
5.	%	Additions:
	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
5	%	General:

RES BREAKDOWN

[illegible]

SKETCH



SUB AREA

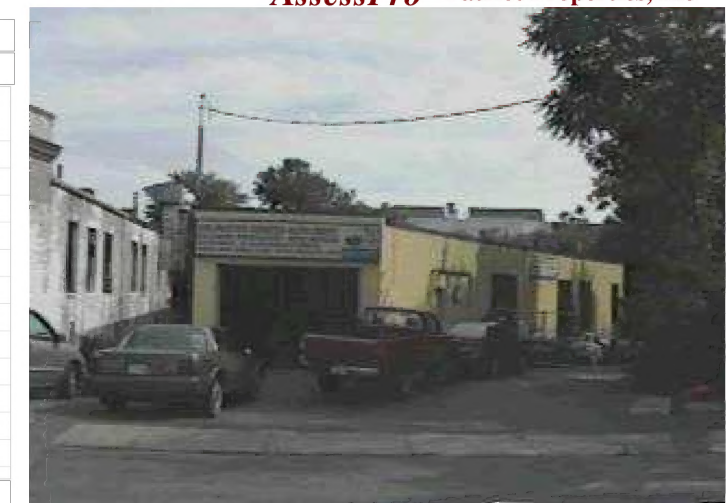
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,123	64.910	267,608
Net Sketched Area:		4,123	Total:	267,608
Size Ad	4123	Gross Area	4123	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
09					
09					
23					

IMAGE

AssessPro Patriot Properties, Inc



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Type:	78	- Store	
Sty Ht:	1	- 1 Story	
(Liv) Units:	5		Total: 6
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: B	- Good
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G18	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	L	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	6	- Ceramic Tile	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	3	- Electric	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	60
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
81	Cooler	M	S		4 8X8	A	AV	1990	80.00	T	23.2	325			15,700		15,700

More: N	Total Yard Items:	Total Special Features:	15,700	Total:	15,700
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BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	12	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	7	Rating:	Good

OTHER FEATURES

Kits: 2	Rating:	Very Good
A Kits: 1	Rating:	Good
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		28.0%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.93817878
Const Adj.:	0.98214495
Adj \$ / SQ:	92.143
Other Features:	61890
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1235275
Depreciation:	345877
Depreciated Total:	889398

COMMENTS

Noodle Co,TANGO CUISINE, YUMMY, ELTONS
ROAST BEEF.. 1VACANT - NEEDS INT INSP.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB 12			

REMODELING

		Exterior:	
		Interior:	
		Additions:	
3.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
8	%	General:	

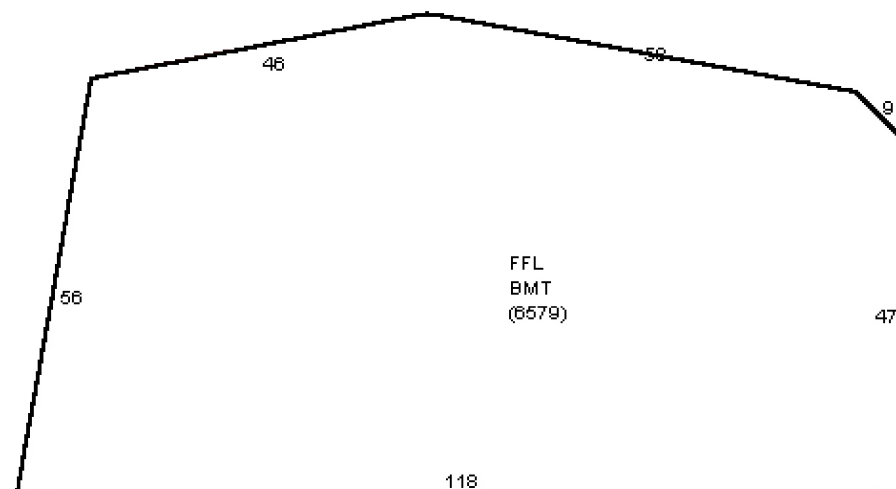
RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	122.55	
Special Features:	15700	Val/Su Net:	62.53	
Final Total:	905100	Val/Su SzAd	125.07	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	7,237	27.640	200,05	
FFL	First Floor	7,237	92.140	666,83	
Net Sketched Area:		14,474	Total:	866,88	
Size Ad	7237	Gross Area	14474	FinArea	7237

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
51						
37	FFL	100	RST	50	A	4
	FFL	100	OFC	10	A	1
88						
37						

IMAGE

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<h1>Test PDF Combine only</h1>			
Type:	78	- Store	
Sty Ht:	1	- 1 Story	
(Liv) Units:	5		Total: 6
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: B - Good	
Year Blt: 1908	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G18	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	60
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
81	Cooler	M	S		4 8X8	A	AV	1990	80.00	T	23.2	325			15,700		15,700

More: N	Total Yard Items:	Total Special Features:	15,700	Total:	15,700
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BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	12	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	7	Rating:	Good

OTHER FEATURES

Kits: 2	Rating:	Very Good
A Kits: 1	Rating:	Good
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28%
Functional:		
Economic:		
Special:		
Override:		
	Total:	28%

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.93817878
Const Adj.:	0.98214495
Adj \$ / SQ:	92.143
Other Features:	61890
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COMMENTS

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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB 12			

REMODELING

		Exterior:	
		Interior:	
		Additions:	
3.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
8	%	General:	

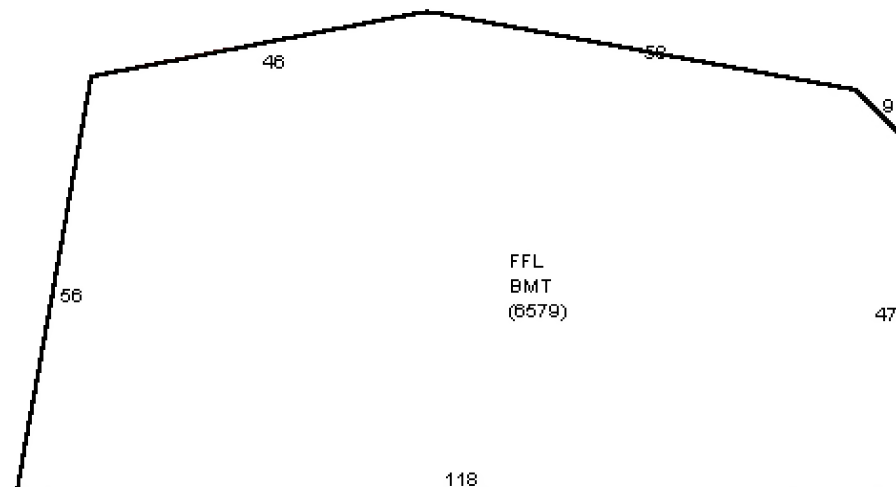
RES BREAKDOWN

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	122.55
Special Features:	15700		Val/Su Net:	62.53
Final Total:	905100		Val/Su SzAd	125.07

SKETCH



SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
51					
37	FFL	100	RST	50 A	4
	FFL	100	OFC	10 A	1
88					
37					

IMAGE

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